

**REGULAR MEETING OF THE BOARD OF DIRECTORS
OF THE ISLANDERS' SECURE LAND ASSOCIATION (ISLA)**

Monday, July 27, 2015 at 7.00 pm

at the Hornby & Denman Health Care Society Building
1965 Sollans Road, Hornby Island

M I N U T E S

Present:	Sonja Goldsmith	President
	Stan Combs	Vice President
	Michael McNamara	Treasurer
	Katherine Ronan	Secretary
	Helen Grond	Director
	Phyllis Victory	Director
	Masoud Zadeh	Director
	Sheila Farrington	Administrator

Directors Absent: Tony Wilson

Also Present: Bill Rapanos, Peter Wardle - Development Committee members

1. **MEETING CALLED TO ORDER** at 7.07 pm.

2. **ESTABLISHMENT OF QUORUM**

Quorum established.

3. **APPROVAL OF AGENDA**

Agenda approved by consensus, as presented.

4. **APPROVAL OF MINUTES**

There were no minutes for approval.

5. **BUSINESS ARISING FROM MINUTES**

MOVED Phyllis Victory, **SECONDED** Sonja Goldsmith that as of July 28, 2015 the authorized signers for the Islanders' Secure Land Association accounts 613042 and 638916 at the Union Bay Credit Union, Hornby Island Branch, are: Sonja Goldsmith, President; Stan Combs, Vice President; Michael McNamara, Treasurer; Katherine Ronan, Secretary; and Sheila Farrington, Administrator.

CARRIED

6. **ONGOING BUSINESS**

6.1 **Fundraising**

6.1.1 **Market booth**

- organized volunteers for ISLA booth at upcoming Saturday markets
- discussed registering for a booth at the fall fair

Action: Arrange for a booth at the fall fair.

Sheila

6.1.2 **HICEEC response to grant/loan request**

- a meeting has been arranged with the board of the Hornby Island Community Economic Enhancement Corporation to discuss ISLA's grant application and request for an extension of our social impact loan.

6.1.3 **Regional District homelessness/housing taxation service for Hornby**

- reviewed notes of June 22, 2015 meeting of development committee members with RD Area A director Bruce Jolliffe
- ISLA needs long-term, stable funding for its core costs
- amount of tax per \$300,000 can be adjusted at time of referendum
- discussed future staff positions that could be funded as part of project costs (property manager) and from lease payments (executive director)

- if Outer Island Renters' Association create rental housing, could it be located on ISLA land?

6.1.4 Habitat for Humanity

- the director of Courtenay Habitat for Humanity has met with his board since Stan's last meeting with him; Stan will meet with him again
- Habitat board formerly has not wanted to be involved with leased land

6.1.5 Hornby Island Community Fund Application

discussed appropriate projects and amounts for grant application

Action: Consult Hornby Community Fund administrator regarding amount to request.
Sheila

6.1.6 Selling bonds for ISLA projects

- this is a follow up to a discussion at an earlier board meeting about the possibility of selling bonds to help finance capital projects discussion:
 - should pursue at right time for financing a project
 - would be good to get process set up ahead of need to implement
 - if done through another organization such as HICEEC would require involvement with that organization; suggestion this is unnecessary
 - process could be watered down if done for various projects through HICEEC, for example
 - selling bonds secured by the land value would be good source of funding for infrastructure; they could be paid out within a few years
 - do not want ISLA to lend for houses; homeowner should be responsible for financing their home
 - if bond holders are paid back they might be disposed to lending to residents
 - could selling bonds conflict with charitable status?

6.2 Mineral rights

- ISLA has received an offer from land donor Bernhard Weiss to take over mineral rights on the property
 - Helen Grond, a geologist, related that:
 - very few people claim mineral rights unless the property has significant gravel
 - there is a requirement to file assessment work every year
- AGREED** by consensus not to take on the mineral rights for the ISLA property

6.3 Canada Revenue Agency charitable status application

- Stan will contact CRA regarding status of our application after allowing time for them to receive it

6.4 CMHC reporting – seed funding

- Stan is working on the report

6.5 Updating business plan

- Peter Wardle has offered to update ISLA's business plan
- need a precise budget for consultants
- complex systems have high maintenance costs
 - septic system is the biggest question
 - water system includes ultraviolet units in each house, required for community water systems

6.6 Tiny House update

- shingling will soon be completed
- the building will have a lock installed

6.7 Development Committee report

- Michael toured the property with a clearing contractor, Doug Flawse of Dig Dug, and a log buyer
 - rule of thumb for clearing is \$10,000 per acre
 - estimate \$1,500 per truckload of logs sold, averaging two to three truckloads per acre
 - so: clearing could cost \$6,000 per acre, depending on what and how much is cleared
 - large balsam are saleable as whole logs to China; no one in BC buys second growth balsam
 - there is also some cedar; cedar prices are good
 - contractor has said he would consider holding back part of his cost
 - it is hoped that we could clear more of the site than less
 - if people are going to grow food there and have solar gain, best to clear more; we want people to have the option of growing food
- clearing-related tasks:
- alders starting to come up in the road; need to pull them
 - need to find through Ministry of Lands the type of log stamp we need
 - log buyer will provide us with more information on prices

timeline and area to clear:

- has to be done this fall
- clearing the area we have blocked out for Phase 1 would amount to 1½ acres
- need to clear to building-ready state

6.8 Lease/Housing Agreement Committee

- work will proceed on the ground lease and housing agreement

6.9 New fundraising committee

- there was consensus at the June 8 board meeting to resurrect the fundraising committee for fundraising events; could be enlarged to include public relations/information
- this item deferred to next meeting

6.10 Member resource pool

- deferred to next meeting

7. FINANCIAL REPORT

- there is \$3,114.51 in ISLA's Money Max account and \$1,424.59 in our chequing account
 - reviewed projection of income and expenses to the end of September
- option of selling Tiny House:
- the Tiny House is one asset we do have that we could sell
 - need to sell it to someone who fits our mandate
 - is it worth \$24,000 as is?
 - should get a real estate agent to appraise it
 - could be sold at public auction

developing the project:

- could we have a developer do the project?
- if we do use a developer, would have to start paying back from beginning of development
- Peter Wardle: feels comfortable with ISLA developing the project ourselves
 - has talked to a former ISLA board member with development experience who may come back on the board; wants to coordinate with potential buyers
 - very difficult to find developers from off-island
- there is probably an innovative way of looking at development from a different angle
- has been suggested by a former board member that we should find ten people willing to do a co-operative and lease it to them
- should focus on getting the first six done
- building six units up front doesn't preclude doing a coop on the rest of the property

Information note - community housing definition in Hornby's Official Community Plan (the ISLA

property is zoned for community housing:

"Community Housing" is housing that is provided specifically by bylaw to address affordable or special needs housing requirements, including housing that is provided on land designated for community services use, but community housing does not include housing that may be provided as part of a land cooperative; as a secondary suite; as part of a mixed use development such as in association with a commercial land use or as a secondary dwelling on a property; even though such housing may contribute to the provision of housing that is affordable, available for rent or that accommodates the needs or persons with special needs. The Community Housing designation is intended to designate areas that are considered suitable for such housing.

8. **NEXT MEETINGS:** August 3 **special board meeting on finances**
August 17 **regular board business meeting**

11. **ADJOURNMENT**
Meeting adjourned at 9.33 pm.

Minutes recorded by Sheila Farrington

Sonja Goldsmith
President

Sheila Farrington
Administrator